

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WYMAN TERR, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	2
Owner 1:	ALBERT MAURA H & BLAIR LINDA J		
Owner 2:	TRS/ MAURA H ALBERT REVOCABLE		
Owner 3:	LINDA J BLAIR REVOCABLE TRUST		
Street 1:	19 WYMAN TERR		
Street 2:	UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ALBERT MAURA H -		
Owner 2:	BLAIR LINDA J -		
Street 1:	19 WYMAN TERR UNIT 2		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

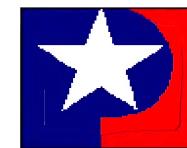
Total Card /

Total Parcel

608,300

608,300

608,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	7771
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	608,300			608,300		210198
							GIS Ref
							GIS Ref
Total Card	0.000	608,300			608,300	Entered Lot Size	
Total Parcel	0.000	608,300			608,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		366.45	/Parcel: 366.45	Land Unit Type:	07/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	608,300	0	.		608,300		Year end	12/23/2021
2021	102	FV	590,100	0	.		590,100		Year End Roll	12/10/2020
2020	102	FV	581,000	0	.		581,000	581,000	Year End Roll	12/18/2019
2019	102	FV	545,000	0	.		545,000	545,000	Year End Roll	1/3/2019
2018	102	FV	481,300	0	.		481,300	481,300	Year End Roll	12/20/2017
2017	102	FV	438,200	0	.		438,200	438,200	Year End Roll	1/3/2017
2016	102	FV	438,200	0	.		438,200	438,200	Year End	1/4/2016
2015	102	FV	404,400	0	.		404,400	404,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BLUE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 6			BRs: 3			Baths: 1		HB		

CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	0.586000025
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.28253007
Const Adj.:	0.98990101
Adj \$ / SQ:	387.221
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	881609
Depreciation:	273299
Depreciated Total:	608310

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/\$Q:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	484.03	
Special Features:	0	Val/Su Net:	366.45	
Final Total:	608300	Val/Su SzAd	366.45	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,660	387.220	642,78
Net Sketched Area:		1,660	Total:	642,78
Size Ad	1660	Gross Area	1660	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
0						

IMAGE

AssessPro Patriot Properties, Inc

